

DRAFT



**SCOTTSDALE HOUSING BOARD
One Civic Center 3rd Floor Conference Room
7447 E. Indian School Road, Scottsdale AZ
October 12, 2004
MINUTES**

PRESENT: Barbara Williams, Chair
Robert Southworth, Vice Chair
Del Monte Edwards
Gary Morgan
Joseph Priniski

ABSENT: Tamela Nagy

STAFF: Molly Edwards, Staff Liaison
Donna Bronski, City Attorney

Judy Register, CNR General Manager

CALL TO ORDER

Chair Williams called the regular meeting of the Scottsdale Housing Board to order at 5:00 p.m.

APPROVAL OF MINUTES

September 14, 2004 Housing Board.

September 23, 2004 Joint Human Services Commission & Housing Board.

Board Member Priniski requested that all of the spelling and grammar errors be corrected in the September 23, 2004 joint meeting minutes.

Board Member Priniski made a motion to approve the minutes of the September 14, 2004, and September 23, 2004, meetings as amended. Board member Edwards seconded the motion and passed unanimously.

JOINT HUMAN SERVICES AND HOUSING BOARD MEETING

Chair Williams requested the Board discuss the joint Human Services Commission and Housing Board meeting that was held on September 23, 2004. She explained at the joint meeting the group discussed the Housing Board's role in application process and awarding of HOME, CDBG funds.

Chair Williams inquired if at the October 6, 2004, orientation meeting the letter was discussed. Ms. Edwards stated that there were not a lot of people at the orientation meeting but the letter were included in the packet that was mailed to all of the applicants. She further stated that Diane Kallal mentioned the letter noting that it would be a joint Housing Board and Human Services Commission application process. Chair Williams reported that she has heard from several applicants that they did not know the applications would be judged by both boards. She further stated that her concern is regarding the linkages and that the applicants understand the process.

Chair Williams inquired if the Board could encourage people to apply for HOME, CDBG funds because we are always looking for more agencies to become involved. Ms. Bronski replied they could encourage people to apply and provide information about the program, but don't give them the impression they are giving them a leg up on the process. Ms. Register explained that they would need to emphasize that this is a competitive process. Chair Williams commented it would just be a way of getting the word out.

Board Member Priniski asked about the upcoming HOME, CDBG, and Scottsdale Cares grants meetings and which meetings the Housing Boards will participate. Chair Williams stated there will be joint meetings with the members of the Human Services Commission and the Housing Board to participate in the review process for CDBG, HOME funds on the following dates: January 27, February 7, and February 24, 2004. The February 9th meeting is to review the Scottsdale Cares/General Funds proposals. Ms. Register stated the Housing Board needs to determine whether they want to participate in the February 9th meeting because those proposals do not have anything to do with housing issues.

The consensus of the Board was that they would not be interested in listening to the Scottsdale Cares/General Fund proposals unless the proposals are housing related.

Ms. Edwards inquired if the Board wanted to hold the February 8, 2005, regular Housing Board meeting due to the added joint meetings in February. The consensus was to hold the regular Housing Board meeting on February 8, 2004.

RICH CRYSTAL REPORT AND CONSOLIDATED PLAN

Chair Williams expressed her concern regarding the Consolidated Plan and the fact that the data from the Rich Crystal Report would be used in the plan which is fine but she felt the Board should have a better understanding on the information in that report. And

determine if the conclusions from the report are the Board's conclusions and are in line with their goals. She explained that the Consolidated Plan affects policy decisions.

Ms. Edwards explained that she contacted Paul Ludwick to gain an understanding of the Consolidated Plan process and how far along he was. She stated that Mr. Ludwick informed her that he had not started writing the plan and only had a basic concept outline of the Federal Code regulation requirements and will be looking at the Rich Crystal report for statistical information.

Chair Williams noted that the report will help the Housing Board set priorities.

Ms. Edwards discussed the City's revitalization program that is currently being proposed. She further stated that Board Member Morgan has expressed interest in the Los Arcos project and the Smitty's project. Chair Williams inquired if any of the proposed projects addressed low-income housing. Ms. Edwards replied they do not but there might be some revitalization efforts the Housing Board would be interested in such as keeping properties affordable. Chair Williams inquired if there will be mixed use projects. Ms. Edwards replied that she did not know.

Ms. Edwards reported that Rich Crystal put together some recommendations based on the assessment of where he felt there was need. She further reported whatever the Board chooses to get their arms around could be based on the white papers.

Chair Williams stated that she did not want the Board to work on programs that will not be supported by staff because that has caused problems in the past. Ms. Register suggested staff match the recommendations in the Crystal report to what is occurring.

Chair Williams stated from a policy standpoint any program that is implemented should be citywide and not restricted to one area. Ms. Edwards replied that she understood what she was saying but most likely, the requests would come from original Scottsdale because that is where the aging housing stock is located. Recognizing there may be a small area in north Scottsdale that would fit the criteria.

Ms. Williams stated the rental market is down. There is a 20 percent vacancy rate in Scottsdale, and apartments are being rented below rates. There are things being done to attract renters such as putting in computer rooms and providing daycare.

Ms. Edwards suggested that the Board look at the information in the report and determine what story they want to tell. She reiterated that the white papers are Mr. Crystal's recommendations. The Board discussed looking at a program for divorced parents and the elderly, disabled, and discusses those topics at the retreat.

Ms. Edwards announced that Paul Ludwick would be at the next meeting to go over the Consolidated Plan.

HOUSING BOARD RETREAT

Ms. Edwards stated as a reminder the Housing Board retreat will be held on October 22, 2004, retreat in the HR Pinnacle Room from 12:00 to 4:00 PM.

Chair Williams suggested at the retreat we discuss how the Board could be involved in the CDA. Board Member Morgan stated at the last meeting, he thought we were advised there would be a conflict with the Housing Board participating in CDA because they would be competing for City funds.

Chair Williams suggested reviewing the goals that were set up last year. Another retreat item would be to look at the White Papers.

Ms. Edwards reported that Board Member Nagy and Board Member Priniski would not be at the retreat. Board Member Morgan stated he felt that every member of the Board should attend the retreat because that is when they set up the plan for the entire year. Ms. Edwards suggested adding the comments of the Board members' not in attendance at the retreat to the retreat minutes.

FUTURE AGENDA ITEMS

Board Member Morgan requested a progress report on the Board revised powers, duties, and responsibilities. He requested a discussion on the ASU Research Park. He stated he would like to have a discussion on affordable housing in the senior center at the Old Smitty's site.

CHAIR'S REPORT

Chair Williams reported the city is assembling an ad-hoc citizen's advisory working group for the ASU Scottsdale Center for New Technology and Innovation site and surrounding areas.

Chair Williams provided information on the Affordable housing seminars that she attended.

ELECTION OF HOUSING BOARD OFFICERS

Ms. Bronski reviewed the election procedure.

Chair Williams reported at the last meeting, the Board voted to change the Bylaws to hold the election of the Board officers in June and the new officers would take over in July. She explained with the election held in October it does not follow the fiscal year so there is a change of officers in the middle of projects. She stated with regard to this year the Board would elect new officers in October and hopefully by June the Bylaws would be changed allowing them to elect officers in June taking office in July.

Ms. Bronski suggested before the Board votes on the new Chair and Vice Chair that a motion is made that the term of the office maybe subject to change if the By-laws are amended.

Board Member Southworth moved that the term of the office maybe subject to change if the By-laws are amended. Board member Edwards seconded the motion and passed unanimously.

Board Member Southworth nominated Del Monte Edwards as the Chair of the Housing Board. Nominations were closed. The vote passed unanimously.

Board Member Southworth nominated Joseph Priniski as the Vice Chair of the Housing Board. Nominations were closed. The vote passed unanimously.

Chair Edwards thanked former Chair Williams for all of the work she has done on behalf of the Board.

Board Member Williams thanked former Vice Chair Southworth for all of his support and always being there when he was needed.

ADJOURNMENT

A motion was made by Board Member Southworth to adjourn the meeting. Board Member Priniski seconded the motion. The regular meeting of the Scottsdale Housing Board was adjourned at 7:20 p.m.

Respectfully Submitted,

"For the Record" Court Reporters